

Kamas City Council
Staff Report

February 10, 2015

Applicant: Jose Chavez

Request: Amend Chapter 15 of the Kamas City Land Use Ordinance to permit a dwelling unit as an allowed use in the Light Industrial Zone.

Location: Light Industrial Zones within Kamas City

DESCRIPTION

Jose Chavez has submitted an application to Kamas City to amend Chapter 15 of the Kamas City Land Use Ordinance to allow a single family dwelling to be an allowed use in the Light Industrial Zone. There are 4 areas in Kamas City that carry the L-I designation.

Mr. Chavez recently purchased Lot KT-184-3 (located on the corner of 200 West and 200 North) in Kamas City from his brother. The lot is currently used as a impound yard for TR's Auto and equipment storage for a landscape business. Mr. Chavez would eventually like to build a home on this lot at 185 West 200 North.

The Kamas City General Plan 2008-2013 states the following regarding the Light Industrial Zone: "This category includes areas that allow for the compatible mixture of light industrial and heavy commercial uses which do not require intensive land coverage and does not generate large volumes of traffic with obnoxious sounds, glare, dust or odors."

FYI – There are already 6 residences in Kamas that are located in the L-I zoning. Two are located east of this lot in Block 42.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the Kamas City Council to amend Chapter 15 of the Kamas City Land Use Ordinance to allow a single family dwelling in the Light Industrial Zone, with the provision that this applicant sign a Memorandum of Understanding with Kamas City that says he is aware other General Commercial and Light Industrial Uses exist in the neighborhood that may not be conducive to residential living. Some of these area are used for storage of materials which requires access by vehicles and crew at various times of the days and sometimes at night. Along with access there are also related noises, gas and diesel fumes and lights at night and in the early morning.